

21 Ashburnham Gardens,
Eastbourne, BN21 2NA



Freehold

Guide Price
£850,000 - £900,000

8 Bedroom 2 Reception 3 Bathroom



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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.



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Situated in the highly desirable Ashburnham Gardens, within Eastbourne's favoured Upperton district, this impressive eight-bedroom detached Edwardian residence offers generous accommodation arranged over three floors, an abundance of character and considerable potential. The property enjoys far-reaching views across Eastbourne and occupies a substantial plot with extensive gardens that include a garden kitchen, a garage and gated off-road parking. The ground floor comprises a spacious entrance hall incorporating a dining area, sitting room, separate dining room and kitchen/breakfast room, complemented by a utility room, pantry, cloakroom, workshop/wine cellar and boiler room. The first floor offers five bedrooms, including two with en-suite bathrooms, alongside a family bathroom, with three further bedrooms on the second floor. Ideally positioned within approximately one mile of Waitrose, Gildredge Park and Eastbourne mainline railway station, offering direct trains to London Victoria, the property combines a desirable residential setting with excellent local amenities and transport links. Available with no onward chain.

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Main Features	Entrance Front door to-	Bedroom 2 13'0 x 12'6 (3.96m x 3.81m) Radiator. Feature fireplace. Window to side aspect. Door to-
• Wonderful Three Storey Detached Edwardian House	Entrance Porch 6'1 x 5'4 (1.85m x 1.63m) Leaded glass windows to front and side aspect. Leaded glass inner door to-	En Suite Bathroom/WC Panelled bath with tiled surround. Low level WC. Pedestal wash hand basin. Radiator Window to rear aspect.
• 8 Bedrooms	Hallway Radiator. Understairs cupboard. Opening to-	Bedroom 4 13'0 x 10'11 (3.96m x 3.33m) Radiator. Feature fireplace. Window to side aspect.
• Lounge & Dining Room	Dining Hall 9'3 x 7'8 (2.82m x 2.34m) Radiator. Leaded glass windows to front and side aspect.	Bedroom 1 15'2 x 15'0 (4.62m x 4.57m) Two radiators. Fitted wardrobes. Bay window to front aspect.
• Dining Hall	Lounge 17'4 x 16'9 / 12'10 x 11'2 (5.28m x 5.11m / 3.91m x 3.40m) Three radiators. Feature fireplace. Window to side aspect. Bay window to front aspect.	En Suite Bathroom Panelled bath with tiled surround and wall mounted shower. Low level WC. Pedestal wash hand basin. Radiator. Window to front aspect.
• Kitchen With Separate Pantry	Dining Room 18'1 x 13'11 (5.51m x 4.24m) Two radiators. Feature fireplace. Two windows to rear aspect. Bay window to side aspect.	Bedroom 5 11'6 x 11'3 (3.51m x 3.43m) Radiator. Built in cupboard. Pedestal wash handbasin. Double glazed bay window to front aspect.
• Utility Room & Boiler Room	Rear Lobby Door to garden. Door to-	Bedroom 3 13'11 x 13'2 (4.24m x 4.01m) Radiator. Pedestal wash hand basin. Feature fireplace. Bay window to side aspect.
• Two En Suites & A Family Bathroom With Separate WC	Cloakroom Low level WC. Wash hand basin. Radiator. Window.	Family Bathroom Bath with tiled surround and wall mounted shower. Pedestal wash hand basin. Radiator. Window to side aspect.
• Beautiful Lawned Gardens Including Kitchen Garden	Inner Hall To-	Separate WC Low level WC. Radiator. Window.
• Driveway & Garage	Kitchen/Breakfast Room 12'2 x 11'0 (3.71m x 3.35m) Range of wall and base units, surrounding marble upstands and worktop with stainless steel one and half bowl sink unit and mixer tap. Electric hob with extractor above and electric double oven under. Space and plumbing for appliances. Radiator. Window to side.	Stairs From First to Second Floor Landing Radiator. Velux window. Two cupboards. Eaves cupboard with velux window. Loft access (not inspected). Double glazed window to front aspect.
• CHAIN FREE	Pantry 7'1 x 5'9 (2.16m x 1.75m) Window to side aspect.	Bedroom 6 13'5 x 13'3 (4.09m x 4.04m) Radiator. Feature fireplace. Pedestal wash hand basin. Cupboard. Loft access (not inspected). Window to side aspect.
	Utility Room 10'9 x 9'3 (3.28m x 2.82m) Range of wall and base units, surrounding laminate worktop with inset single drainer sink unit and mixer tap. Space and plumbing for appliances. Radiator. Window to side. Door to-	Bedroom 7 13'7 x 11'9 (4.14m x 3.58m) Radiator. Two windows to rear aspect. Window to side aspect.
	Boiler Room 8'0 x 4'3 (2.44m x 1.30m) Worcester boiler. Window to side.	Bedroom 8 11'11 x 9'3 (3.63m x 2.82m) Radiator. Feature fireplace. Cupboard. Window to side aspect.
	Large Cupboard Window to side.	Outside Pleasant lawned gardens surround the property with a variety of mature plants, shrubs and trees. There are two garden sheds and a kitchen garden.
	Inner Hallway Radiator. Door to side. Door to-	Parking A driveway provides off road parking and access to the garage.
	Cloakroom Low level WC. Radiator. Window.	COUNCIL TAX BAND = G
	Stairs From Ground to First Floor Landing Radiator. Window to rear aspect.	